

**Consultation Response from KC,
Highways Development Management**

2024/92504 134, Birkby Hall Road, Birkby, Huddersfield, HD2 2UZ

Change of use from vehicle repair and sales to vehicular repair, sales and hand car wash with associated works (within a Conservation Area)

Date Responded: 09/01/2024.

Responding Officer: D. Stainsby

Responding Ref: K5-6SE/11

This application is for an extension to create a new industrial unit at Holme Mills

RECOMMENDATION

I would consider that the proposal is overdevelopment of the site to the detriment of road safety on the adjacent highway and cannot support the application as submitted.

The proposal is for a change of use from vehicle repair and sales to vehicular repair, sales and hand car wash with associated works.

The existing site already appears to be a well-used area, and the car wash will generate additional traffic to the site which does not have the space to adequately accommodate waiting vehicles.

Vehicles queuing will do so on the adjacent Storth Place and potentially onto Birkby Hall Road obstructing the flow of traffic and creating a road safety issue.

Storth Place is the access to and adjacent to the development site. This road is unmade and does not have a separate footway. The carriageway is, therefore, used as a shared surface by vehicles, cyclists and pedestrians and should not be used for parking or queueing.

As a result, I would consider that the addition of a car wash is an overdevelopment of the site leading to parking and loading/unloading taking place on Storth Place and potential queuing on Birkby Hall Road to the detriment of road safety on the adjacent PROW/Access Road.